CORPORATION OF THE

TOWNSHIP OF EDWARDSBURGH CARDINAL

BY-LAW NO. 2019-47

"A BY-LAW TO AUTHORIZE THE EXECUTION OF A SITE PLAN CONTROL AGREEMENT WITH 2643868 ONTARIO INC."

WHEREAS: The Council of the Corporation of the Township of Edwardsburgh Cardinal deems it advisable to enter into a Site Plan Control Agreement with 2643868 Ontario Inc. (MSGD Petroleum) respecting development of a property described as:

2085 County Road 22

PART OF LOT 6 CON 2 EDWARDSBURGH AS IN PR89727, PT 1 ON 15R8540 & PT 1 ON 15R9285 EXCEPT PART 1 ON 15R7354 & PTS 2 & 3 ON 15R10628; S/T PR195859; S/T INTEREST IN PR37581; EDWARDSBURGH/CARDINAL Property Roll #070170101018401 PIN 68150-0142

AND WHEREAS: Authority is granted under Section 41 of the Planning Act, RSO 1990, c.P. 13, as amended to the Council of the Corporation of the Township of Edwardsburgh/Cardinal to enter into such agreement;

NOW THEREFORE: The Council of the Corporation of the Township of Edwardsburgh Cardinal enacts as follows:

- 1. That the Mayor and Clerk are hereby authorized to execute an agreement with 2643868 Ontario Inc. and that a signed copy of said agreement is attached hereto as Schedule "A".
- 2. That the by-laws to authorize execution of site plan control previously passed are hereby repealed: (a) PR185588, registered on December 2, 2004; (b) PR207867 registered on March 7, 2008; (c) GC3693 registered February 12, 2010; and (d) GC32826 registered on October 8, 2014.
- 3. That all other by-laws previously passed that are inconsistent with the provisions of this by-law are hereby repealed, including but not limited to Bylaw 1988-42 (Edwardsburgh), By-law 1995-47 (Edwardsburgh), Bylaw 2004-45, Bylaw 2007-32, Bylaw 2009-31, and Bylaw 2014-50.
- 4. That this by-law shall come into force and take effect upon passing.

Read a first and second time in open Council this 26th day of August, 2019.

Read a third and final time, passed, signed and sealed in open Council this 26th day of August, 2019.

Deputy Clerk Mayor

THE CORPORATION OF THE

TOWNSHIP OF EDWARDSBURGH CARDINAL

SITE PLAN CONTROL AGREEMENT AS AUTHORIZED BY BY-LAW 2019-47

THIS AGREEMENT made in triplicate this 25 day of <u>Sept</u>, 2019

BETWEEN: 2643868 Ontario Inc.

Hereinafter called the "Owner" of the first part

AND: THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL

Hereinafter called the "Township" of the second part

WHEREAS: Bylaw 2002-31, as amended, of the Corporation of the Township of Edwardsburgh designated all of the lands in the Township of Edwardsburgh to be subject to site plan control;

AND WHEREAS: The owner is the registered owner of the lands described in Schedule "A" to this agreement and which are situate within the Township of Edwardsburgh Cardinal;

AND WHEREAS: The described land is zoned as a Highway Commercial zone under the Township of Edwardsburgh Cardinal restricted area By-Law 2012-35 as amended;

AND WHEREAS: The owner wishes to develop the owner's lands according to the requirements of By-law 2012-35 as amended;

NOW THEREFORE THIS AGREEMENT WINESSETH THAT in consideration of other valuable considerations and the sum of two dollars (\$2.00) of lawful money of Canada now paid by the Owner to the Township (the receipt whereof is hereby acknowledged) and in consideration of the mutual covenants hereinafter expressed, the parties hereto covenant and agree one with the other as follows:

- 1. This is an agreement made pursuant to the provisions of Section 41 of the Planning Act, RSO 1990. as amended, and applies to the lands described in Schedule "A" to this agreement which lands are hereinafter referred to as the owner's lands.
- 2. That the location of the buildings and structures to be erected on the owner's lands, location of other facilities and the external appearance and design of the buildings shall conform to the plans attached hereto as Exhibit "1" of Schedule "B" to this agreement; provided that minor changes to such plans may be made by the owner with the prior consent in writing of the Chief Building Official for the Corporation of the Township of Edwardsburgh Cardinal.
- 3. That the owner shall satisfy the conditions, facilities and matters on the owner's lands as specified in Schedule "C" to this agreement to the satisfaction of the Chief Building Official for the Corporation of the Township of Edwardsburgh Cardinal.
- 4. That the conditions, facilities and matters as shown on Schedule "B" and described in Schedule "C" shall be provided and maintained by the owner at his sole risk and expense and to the satisfaction of the Chief Building Official of the Corporation of the Township of Edwardsburgh Cardinal.
- 5. That if a building permit has not been issued within six months of the date of signing of this agreement, then this agreement will become null and void and a new application must be submitted and approved by the Township before a building permit shall be issued.

- 6. That the covenants, agreements and conditions herein contained on the part of the owner shall run with the land and shall be binding upon the parties hereto, and their successors, assigns respective heirs, executors and administrators.
- 7. That it is understood and agreed that examination and acceptance of plans, drawings and contract document by any employee of the Corporation of the Township of Edwardsburgh Cardinal or the satisfying of any requirements of this agreement by the owner does not constitute acceptance of this agreement by the Corporation of the Township of Edwardsburgh Cardinal, until a By-law to authorize this agreement has been passed by the Council of the Corporation of the Township of Edwardsburgh Cardinal and this agreement is signed by the persons authorized to do so by such By-law.
- 8. That the owner hereby agrees to pay all costs involved in the registration of this agreement and all other costs incurred by the Corporation of the Township of Edwardsburgh Cardinal with respect to this agreement.
- IN WITNESS WHEREOF the parties hereto have executed this agreement.

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL

2643868 ONTARIO INC.

)Mayor)Clerk

We have authority to bind the Corporation.

))Director

) Director I/We have authority to bind the Corporation.

SCHEDULE "A" Site Plan Control Agreement

TO AGREEMENT EXECUTED THE 26 day of _____, 2019

BETWEEN: 2643868 ONTARIO INC.

AND: THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL

DESCRIPTION OF THE PROPERTY

PART OF LOT 6 CON 2 EDWARDSBURGH AS IN PR89727, PT 1 ON 15R8540 & PT 1 ON 15R9285 EXCEPT PART 1 ON 15R7354 & PTS 2 & 3 ON 15R10628; S/T PR195859; S/T INTEREST IN PR37581; EDWARDSBURGH/CARDINAL

SCHEDULE "B" Site Plan Control Agreement

TO AGREEMENT EXECUTED THE 25 day of Sept., 2019

BETWEEN: 2643868 ONTARIO INC.

AND: THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL

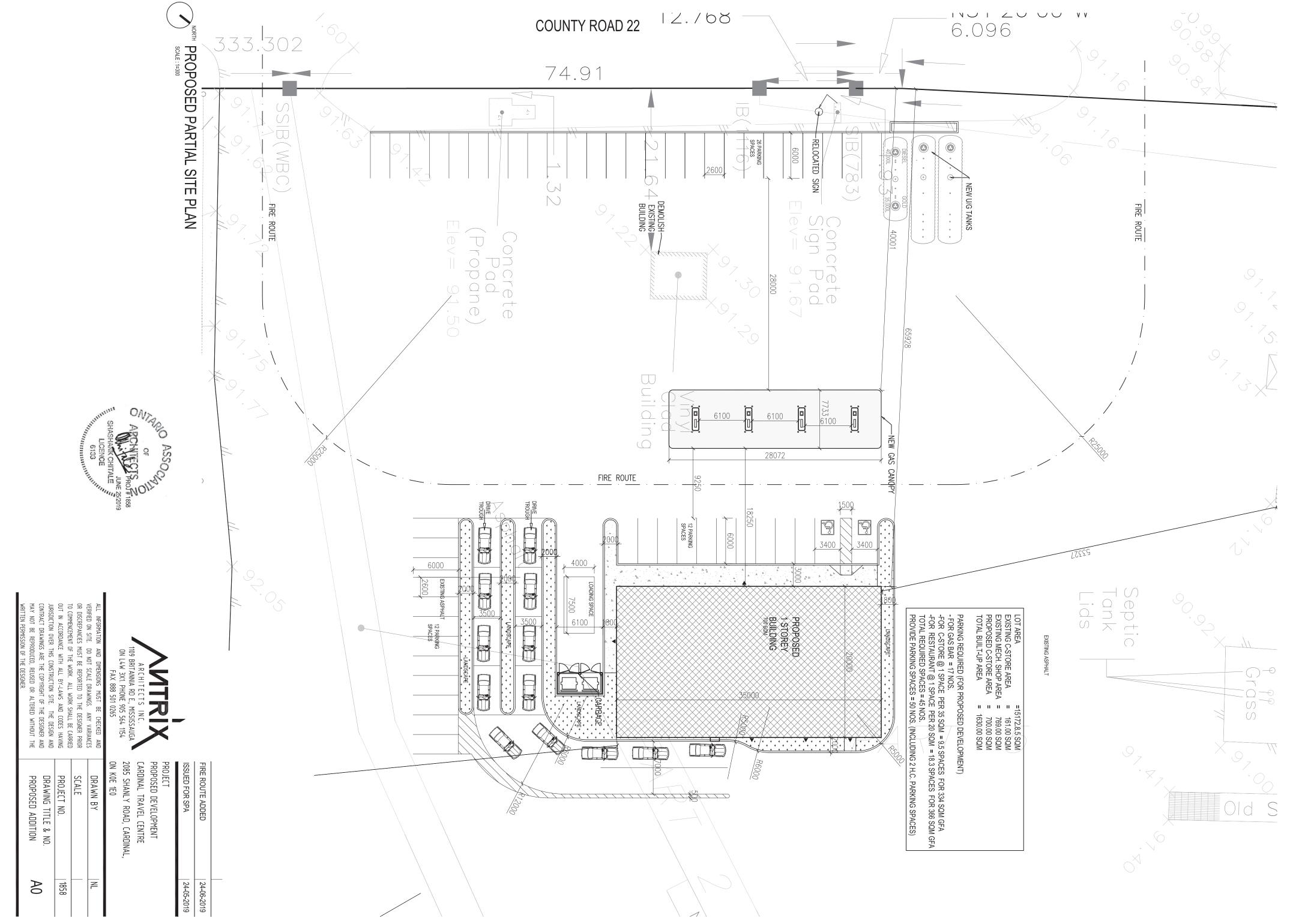
MASSING AND CONCEPTUAL PLAN SITE PLAN

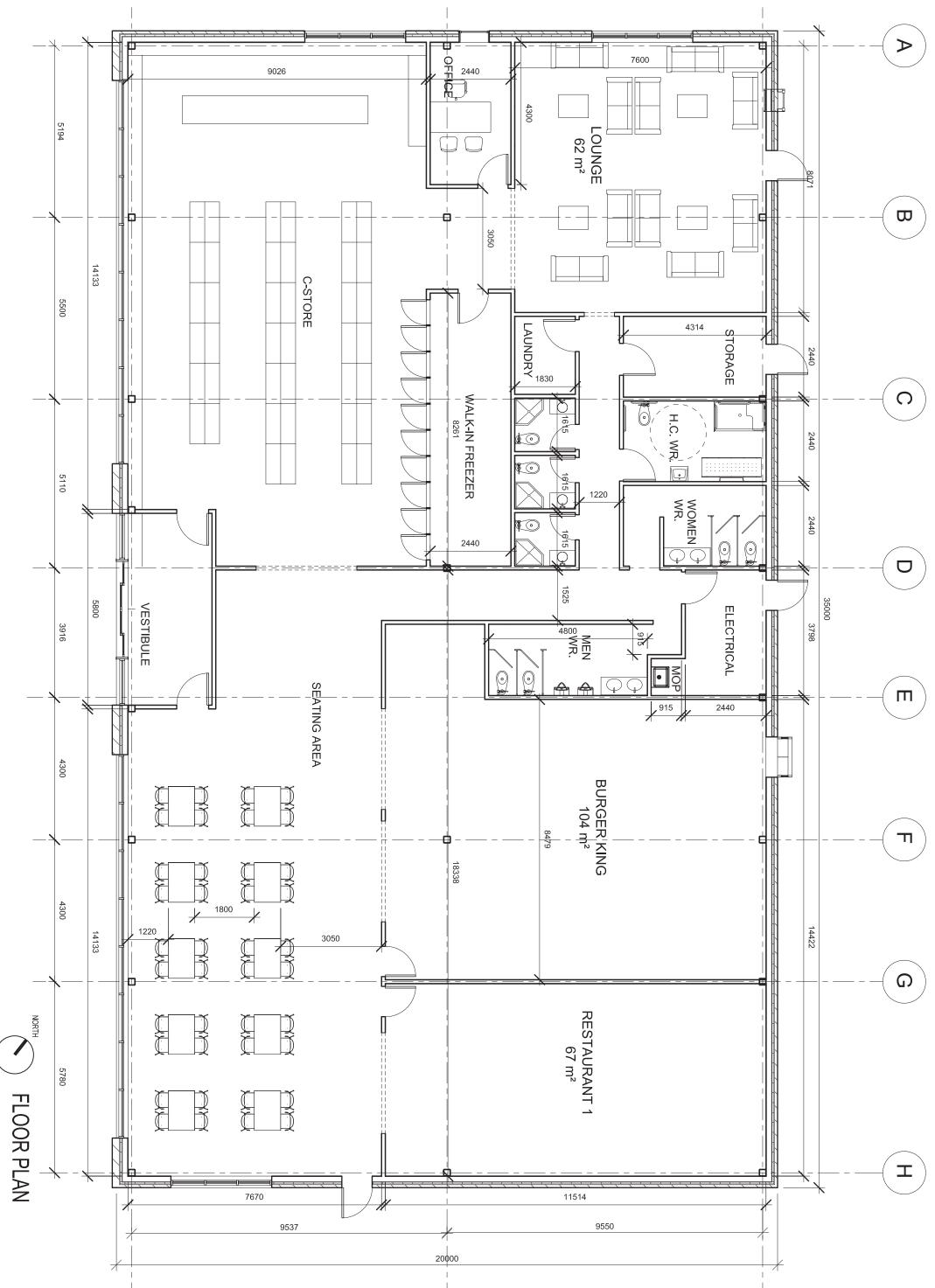
EXHIBITS: The following Exhibits attached hereto shall form part of this Schedule:

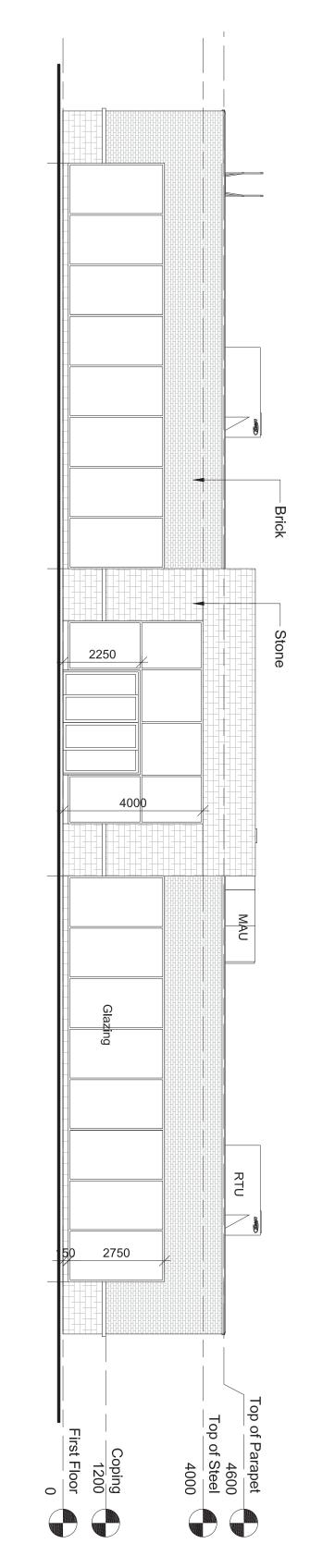
Exhibit 1 - Site Plan Exhibit 2 - Building Elevations

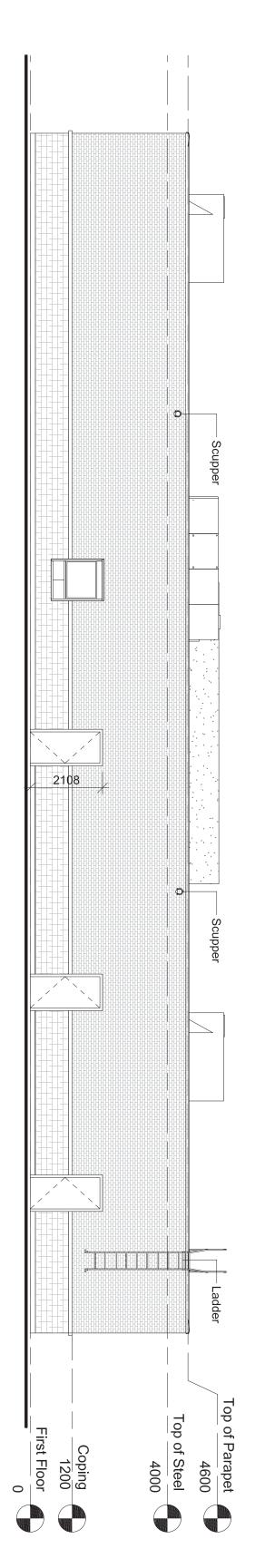


KEY PLAN SCALE : NTS

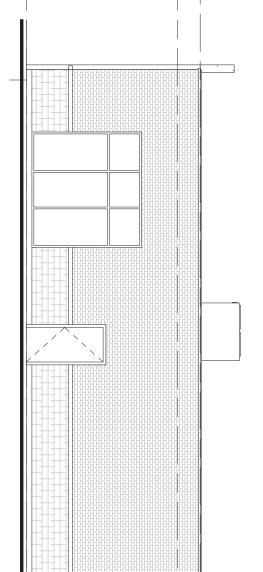




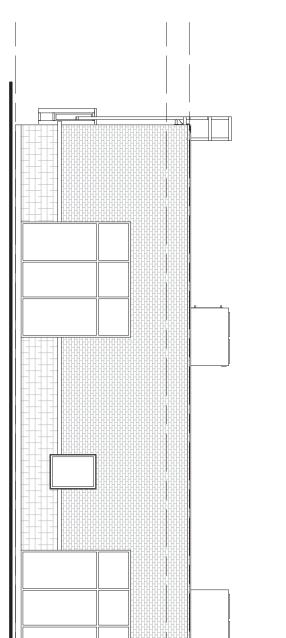


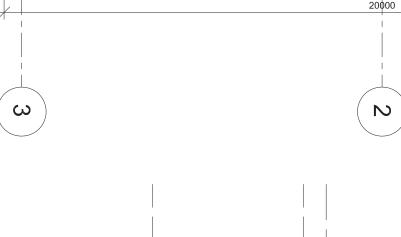








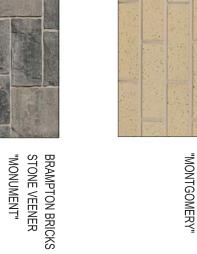








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AR CHITE CTS INC. AR CHITE CTS INC. ING BRITANNIA RD E., MISSISSAUGA ON L4W 3X1. PHONE 905 564 1154 FAX 888 501 0265 ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE. THE DESIGNER AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.



A1	PROPOSED ADDITION	
	DRAWING TITLE & NO.	
1858	PROJECT NO.	
1:100	SCALE	
NL	DRAWN BY	
	ON KOE 1EO	
	2085 SHANLY ROAD, CARDINAL,	
	CARDINAL TRAVEL CENTRE	
	PROPOSED DEVELOPMENT	
	PROJECT	
24-05-2019	ISSUED FOR SPA	
24-06-2019	OBC MATRIX ADDED	



Top of Parapet 4600 Top of Steel 4000

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SCHEDULE "C" Site Plan Control Agreement

TO AGREEMENT EXECUTED THE 25 day of Sept., 2019

BETWEEN: 2643868 ONTARIO INC.

AND: THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL

- 1. STREET WIDENINGS
 - a) If required, road widenings shall be at owner's expense to the satisfaction of County and Ministry of Transportation standards and approval.
- 2. ACCESS FACILITIES
 - a) As per site plan forming Exhibit No. 1 of Schedule "B" to this agreement.
 - b) Shall be to Ministry of Transportation and County approval standards, at owner's expense.
- 3. SNOW REMOVAL
 - a) Snow removal is the responsibility of the owner.
- 4. GRADING AND DISPOSAL OF STORM AND SANITARY WASTE
 - a) **Storm Waste:** Storm waste shall be directed towards the west, to the County Road ditches. It shall be the responsibility of the owner to construct swales on the east and south sides of the property if needed.
 - b) **Sanitary Waste:** New installations shall have Leeds, Lanark & Grenville Health Unit or Ministry approval as required prior to the issuing of a building permit.

5. REFUSE STORAGE AND DISPOSAL

- a) A refuse storage shall be provided by the Owner.
- b) The owner shall be responsible for the disposal of refuse from his property.
- 6. LOCATION OF BUILDING STRUCTURES AND FACILITIES
 - a) As per Site Plan and Building Elevations forming Exhibit No. 1 and Exhibit No. 2 of Schedule "B" to this Agreement.

ACKNOWLEDGEMENT AND DIRECTION

TO:	Samantha Berry	
	(Insert lawyer's name)	
AND TO:	AULT & AULT	
	(Insert firm name)	
RE:	By-Law 2019-47	("the transaction")
	(Insert brief description of transaction)	

This will confirm that:

- I/We have reviewed the information set out in this Acknowledgement and Direction and in the documents described below (the "Documents"), and that this information is accurate;
- You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached.
- You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement, which appears on the website of the Law Society of Upper Canada as the date of the Agreement of Purchase and sale herein. I/We hereby acknowledge the said Agreement has been reviewed by me/us and that I/We shall be bound by its terms;
- The effect of the Documents has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we had signed them; and
- I/we are in fact the parties named in the Documents and I/we have not misrepresented our identities to you.
- I,______, am the spouse of______, the (Transferor/Chargor), and hereby consent to the transaction described in the Acknowledgment and Direction. I authorize you to indicate my consent on all the Documents for which it is required.

DESCRIPTION OF ELECTRONIC DOCUMENTS

The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

- A Transfer of the land described above.
- A Charge of the land described above.

Other documents set out in Schedule "B" attached hereto.

Dated at Spencecuille, this ILL day of Oct

WITNESS

(As to all signatures, if required)

HE CORPORATION OF THE DWARDOBURGAYCARDINAL	TOWNSHIP OF	
C to V	aylan	
PATRICK BAYEAU, MAYOR	F	
DEBRA MCKINSTRY, CAO	sky	

, 20 19.

WE HAVE AUTHORITY TO BIND THE CORPORATION

LRO # 15 Application To Register Bylaw

In preparation on 2019 10 10 at 13:55

This document has not been submitted and may be incomplete.

yyyy mm dd Page 1 of 1

Propertie	5	
PIN	68150 - 0142 LT	
Description	PT LT 6 CON 2 EDWARDSBURGH AS IN PR89727, PT 1 15R8540 & PT 1, 15R9285 EXCEPT PT 1, 15R7354 & PT 2 & 3, 15R10628; S/T PR195859; S/T INTEREST IN PR37581; EDWARDSBURGH/CARDINAL	
Address	2085 COUNTY ROAD 22 CARDINAL	

Applicant(s)

This Order/By-law affects the selected PINs.

Name	THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL
	Acting as a company
Address for Service	18 Centre Street
	Spencerville, ON
	K0E 1X0
This desumant is hairs	a sutherized by a municipal concernion Patrick Savagu, Mayor and Debra McKinstov, CA

This document is being authorized by a municipal corporation Patrick Sayeau, Mayor and Debra McKinstry, CAO.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

ACKNOWLEDGEMENT AND DIRECTION

то:	Samantha Berry	
	(Insert lawyer's name)	
AND TO:	AULT & AULT	
	(Insert firm name)	
RE:	Site Control Agreement 730 Truck Stop	("the transaction")
	(Insert brief description of transaction)	

This will confirm that:

- I/We have reviewed the information set out in this Acknowledgement and Direction and in the documents described below (the "Documents"), and that this information is accurate;
- You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached.
- You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement, which appears on the website of the Law Society of Upper Canada as the date of the Agreement of Purchase and sale herein. I/We hereby acknowledge the said Agreement has been reviewed by me/us and that I/We shall be bound by its terms;
- The effect of the Documents has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we had signed them; and
- I/we are in fact the parties named in the Documents and I/we have not misrepresented our identities to you.
- I,______, am the spouse of______, the (Transferor/Chargor), and hereby consent to the transaction described in the Acknowledgment and Direction. I authorize you to indicate my consent on all the Documents for which it is required.

DESCRIPTION OF ELECTRONIC DOCUMENTS

The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

- A Transfer of the land described above.
- A Charge of the land described above.
- D Other documents set out in Schedule "B" attached hereto.



WITNESS

(As to_all signatures, if required)

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL	
PATRICK SAYEAU MAYOR	
DEBRA MOKINETRY CAO	

WE HAVE AUTHORITY TO BIND THE CORPORATION

This document has not been submitted and may be incomplete.

In preparation on 2019 10 10 at 14:00

yyyy mm dd Page 1 of 1

Propertie	295	
PIN	68150 - 0142 LT	
Description	PT LT 6 CON 2 EDWARDSBURGH AS IN PR89727, PT 1 15R8540 & PT 1, 15R9285 EXCEPT PT 1, 15R7354 & PT 2 & 3, 15R10628; S/T PR195859; S/T INTEREST IN PR37581; EDWARDSBURGH/CARDINAL	
Address	2085 COUNTY ROAD 22 CARDINAL	

Consideration

Consideration \$0.00

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land

Name

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL Acting as a company Address for Service 18 Centre Street Spencerville, ON K0E 1X0

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a municipal corporation Patrick Sayeau, Mayor; Debra McKinstry, CAO.

Statements

This notice is pursuant to Section 71 of the Land Titles Act.

This notice is for an indeterminate period

Schedule: See Schedules

LRO # 15 Application To Register Bylaw

Receipted as GC60189 on 2019 10 16 at 15:01

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 2

Properties		
PIN	68150 - 0142 LT	
Description	PT LT 6 CON 2 EDWARDSBURGH AS IN PR89727, PT 1 15R8540 & PT 1, 15R9285 EXCEPT PT 1, 15R7354 & PT 2 & 3, 15R10628; S/T PR195859; S/T INTEREST IN PR37581; EDWARDSBURGH/CARDINAL	
Address	2085 COUNTY ROAD 22 CARDINAL	

Applicant(s)

This Order/By-law affects the selected PINs.

Name	THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL	
Address for Service	18 Centre Street	
	Spencerville, ON	
	K0E 1X0	
This document is being	authorized by a municipal corporation Patrick Sayoau Mayor and Dahra Makington	~ ~ ~

This document is being authorized by a municipal corporation Patrick Sayeau, Mayor and Debra McKinstry, CAO. This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Sign	ed By	2 K	14		
Carolyn	Marie Hedge	Box 428, 522 St. Lawrence St. Winchester K0C 2K0	acting for Applicant(s)	Signed	2019 10 16
Tel	613-774-2670				
Fax	613-774-2266		9		
have t	ne authority to sign and register the	document on behalf of the Applicant(s).			

Sub	Submitted By						
AULT & AULT		Box 428, 522 St. Lawrence St. Winchester K0C 2K0	2019 10 16				
Tel	613-774-2670						
Fax	613-774-2266						

Fees/Taxes/Payment

Statutory Registration Fee Total Paid

\$64.40 \$64.40 The applicant(s) hereby applies to the Land Registrar.

Receipted as GC60190 on 2019 10 16 at 15:01

yyyy mm dd Page 1 of 28

Properties	
PIN	68150 - 0142 LT
Description	PT LT 6 CON 2 EDWARDSBURGH AS IN PR89727, PT 1 15R8540 & PT 1, 15R9285 EXCEPT PT 1, 15R7354 & PT 2 & 3, 15R10628; S/T PR195859; S/T INTEREST IN PR37581; EDWARDSBURGH/CARDINAL
Address	2085 COUNTY ROAD 22 CARDINAL

Consideration

Consideration \$0.00

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land

 Name
 THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

 Address for Service
 18 Centre Street

 Spencerville, ON
 K0E 1X0

This document is not authorized under Power of Attorney by this party. This document is being authorized by a municipal corporation Patrick Sayeau, Mayor; Debra McKinstry, CAO.

Statements

This notice is pursuant to Section 71 of the Land Titles Act. This notice is for an indeterminate period Schedule: See Schedules

Signed By

Carolyn Marie Hedge

Box 428, 522 St. Lawrence St. Winchester K0C 2K0

acting for Applicant(s) Signed 2019 10 16

Tel 613-774-2670 Fax 613-774-2266

I have the authority to sign and register the document on behalf of the Applicant(s).

Sub	mitted By		
AULT &	& AULT	Box 428, 522 St. Lawrence St. Winchester K0C 2K0	2019 10 16
Tel	613-774-2670		
Fax	613-774-2266		
Fax	613-774-2266		
Fees	/Taxes/Payment		

 Statutory Registration Fee
 \$64.40

 Total Paid
 \$64.40